

17 acres/6.9 hectares

183-A .47 miles/.76 km west

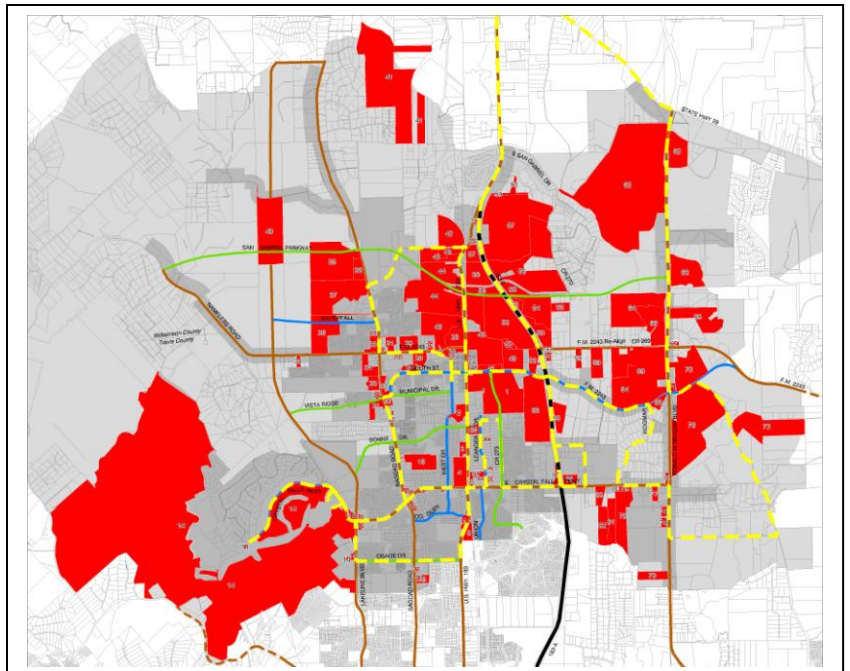
Utilities

Greenfield

Zoning – Light Industrial and Local
Commercial

Front two lots – LC-1-C (Local Commercial)
Rear seven lots – LC-3-D (Light Industrial)

Mr. Darren Quick, Realtor
Don Quick & Associates, Inc.
1000 N. IH 35 Suite A
Round Rock TX 78681
(512) 255-3000 phone
(512) 310-0441 facs
Darren@donquick.com
www.donquick.com



**17.257 Acres/6.98 Hectares
Asbery Park**

Site 83

Property			
Total Acreage: 17 acres/6.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 343, Sec. K	
Location			
City: Leander		County: Williamson	
Address/Directions: One mile (1.61 kilometers) west of Ronald Reagan Blvd. (Parmer Lane) on the south side of East Crystal Falls Parkway across the street from the LISD Middle School/High School Complex			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: .47 miles/.76 kilometers west Distance to Interstate Highways: 10 miles/16.1 kilometers east		Type of Zoning: Zoning – Light Industrial and Local Commercial Front two lots – LC-1-C (Local Commercial) Rear seven lots – LC-3-D (Light Industrial)	
General Site Information			
Previous Use of Site: Open Land		General Condition: Excellent	Dimensions: 1,381 x 716 feet/421 x 218 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes		Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes	Lot Size: Negotiable
Improvements			
Road Distance to Rail: 1.65 miles/2.67 km west		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Property consists of two lots	
Fenced: Yes, on three sides		Landscaped: No	
Located within an Industrial Park: Yes in 2007		Type of Business: Office/Warehouse with Retail frontage	
Deed Restriction(s): No		Covenants: No	
Utilities			
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 24 inches/61 cm Pressure: 88 psi/607 kilopascal	Sewer - Size of Nearest Line: 8 inches/20.3 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 8 inch/20.3 cm		Pressure: Intermediate Pressure at Crystal Falls Pkwy. and CR 271
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information			
Contact: Mr. Darren Quick	Phone: (512) 255-3000	Facs: (512) 310-0441	Email: Darren@donquick.com Web Site: www.donquick.com
Sales Price: \$1,300,000		Lease Price: Negotiable	
Comments: This annexed, flat, open property has been subdivided into nine lots. The front two lots are LC-1-C and the rear seven lots are LC-3-D. Site plan engineering is complete along with all State and City entitlements. Water is available and wastewater is due by late 2008. Great opportunity for build-to-suit medical offices and other neighborhood services due to proximity to 3,300 student Wiley Middle and Rouse High Schools across the street. For more details on the overall development, please visit http://www.donquick.com/fileCabinet/10830ECrystalFalls72408.pdf.			